

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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ECONOMIC CLASS E PREMISES WITH GOOD PARKING TO LET

**BICKNELLS YARD
ST JOHNS STREET
FARNCOMBE
GODALMING
SURREY, GU7 3EH**



DESCRIPTION

Single storey premises available, constructed of brick under a flat roof with 3/4 car spaces immediately in front of the property, suitable for a variety of uses within Class E.

SITUATION

Located in a very convenient location a short walk from Farncombe centre, under a mile from Godalming with easy access to Farncombe Station and the main Guildford to Godalming Road (A3100)

ACCOMMODATION 23` 7" x 19` Overall approximately 450 sq. ft (42 sq. m)

Currently divided into separate areas. Some air con and electric heating.

TERMS

A new lease outside the 1954 Landlord and Tenant Act is available for a term to be agreed.

RENT GUIDE

£12000pax no VAT

RATEABLE VALUE

To be re-assessed, likely to be within the small business rate qualifying for 100% rate relief

EPC

Commissioned

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.